



# The City of Morgantown

389 SPRUCE STREET  
MORGANTOWN, WEST VIRGINIA 26505  
(304) 284-7431 TDD (304) 284-7512  
[www.morgantownwv.gov](http://www.morgantownwv.gov)

February 23, 2015

**RE: V15-22 / Denny's Corporation / Hornbeck Road  
Tax Map 64, Parcel 4**

Dear Property Owner:

The City's Planning and Zoning Code requires notification of property owners within two-hundred (200) feet of a site where certain land development and/or land use decisions are required by the Planning Commission or Board of Zoning Appeals.

Scott Copen of Cheat Road Engineering, on behalf of Grate Enterprises, Inc., has submitted a variance application for property located on Hornbeck Road. A map is enclosed with this letter illustrating the location of the subject site.

The **Board of Zoning Appeals** will consider these variance petitions at a public hearing on:

**Wednesday, March 18, 2015 at 6:30 PM  
City Council Chambers, City Hall, 389 Spruce Street**

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## **Project Description:**

The petitioner seeks to construct a *Denny's Restaurant* at the subject site. Because the proposed cladding material schedule includes an Exterior Insulation Finish System (EIFS) in conjunction with metal paneling and cultured stone materials, variance relief by the Board of Zoning Appeals from Article 1353.07(C) is required.

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Should you have any questions concerning this petition or require special accommodations to attend the hearing noted above, please call the Planning Division at 304-284-7431 or email to [shollar@cityofmorgantown.org](mailto:shollar@cityofmorgantown.org). Written comments may be submitted to this email address or by mail to the Planning Division address noted above.

The agenda for this hearing and related staff reports will be posted on the City's website, [www.morgantownwv.gov](http://www.morgantownwv.gov), approximately one week before the hearing.

Respectfully,

Stacy Hollar  
Executive Secretary

Enclosure: Site map

